



Board of Adjustment Case Report

City of Raleigh
Department of City Planning
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File: A-57-16

Property Address: 5109 Melbourne Road

Property Owner: Shawn and Sharon Lorden

Project Contact: Shawn Lorden

Nature of Case: A request for a 2.1' side yard setback variance to add a carport to the existing detached house pursuant to Section 2.2.1 of the Part 10A Unified Development Ordinance that results in a 7.9' side yard setback on a .31 acre property zoned Residential-4 and Special Residential Parking Overlay District located at 5109 Melbourne Road.

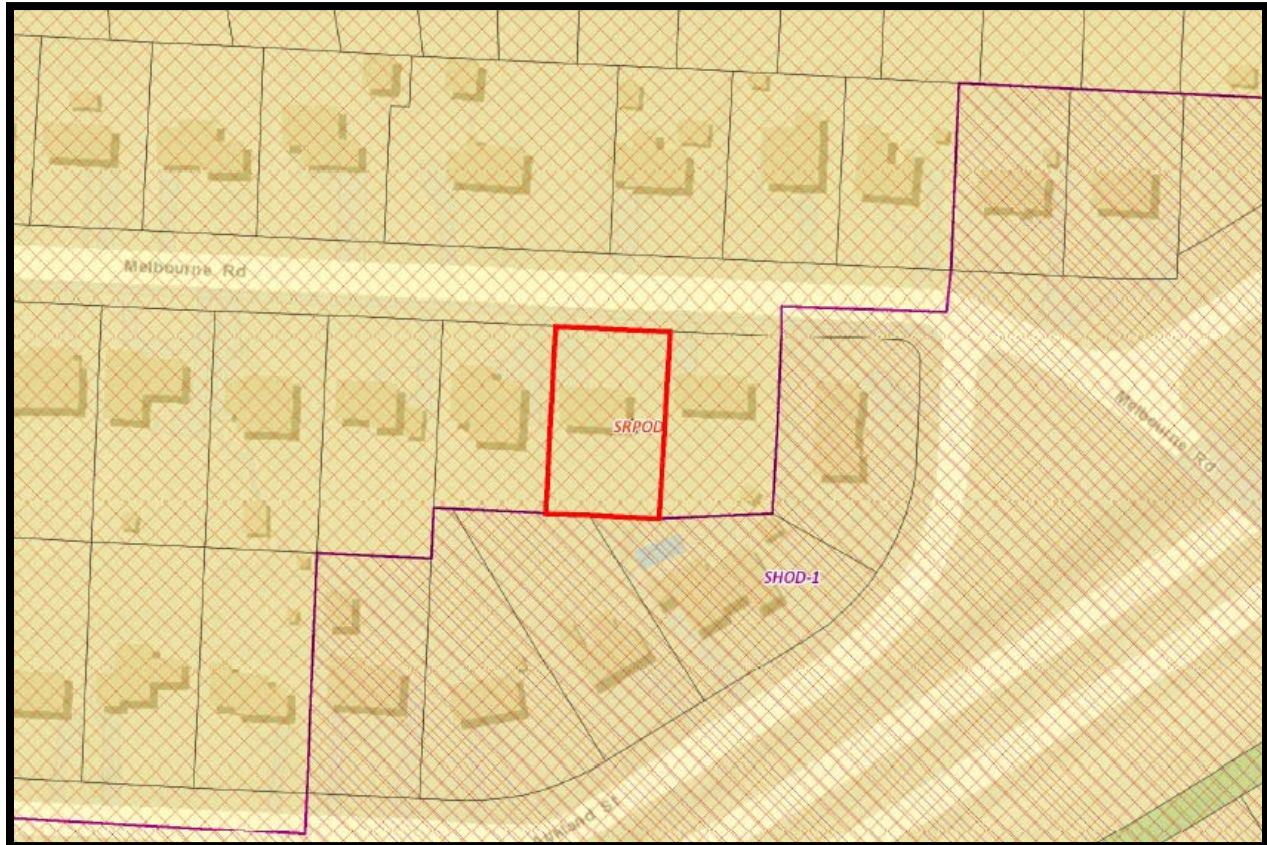


5109 Melbourne Road – Location Map

To BOA: 6-13-16

Staff Coordinator: Eric S. Hodge, AICP

**ZONING
DISTRICTS:** Residential-4



5109 Melbourne Road – Zoning Map

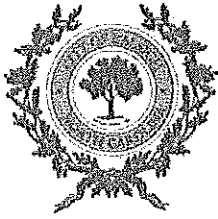
VARIANCE STANDARDS: In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

Setback Standards: The subject property is zoned Residential-4

<u>Yard Type</u>	<u>Minimum Setback</u>
Front Yard	20'
Side Street	15'
Side	10'
Sum of Side Setbacks	20'
Rear	30'



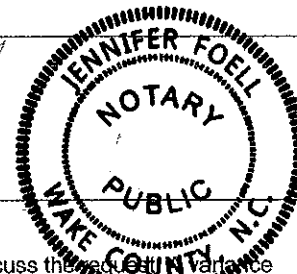
Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Variance Application

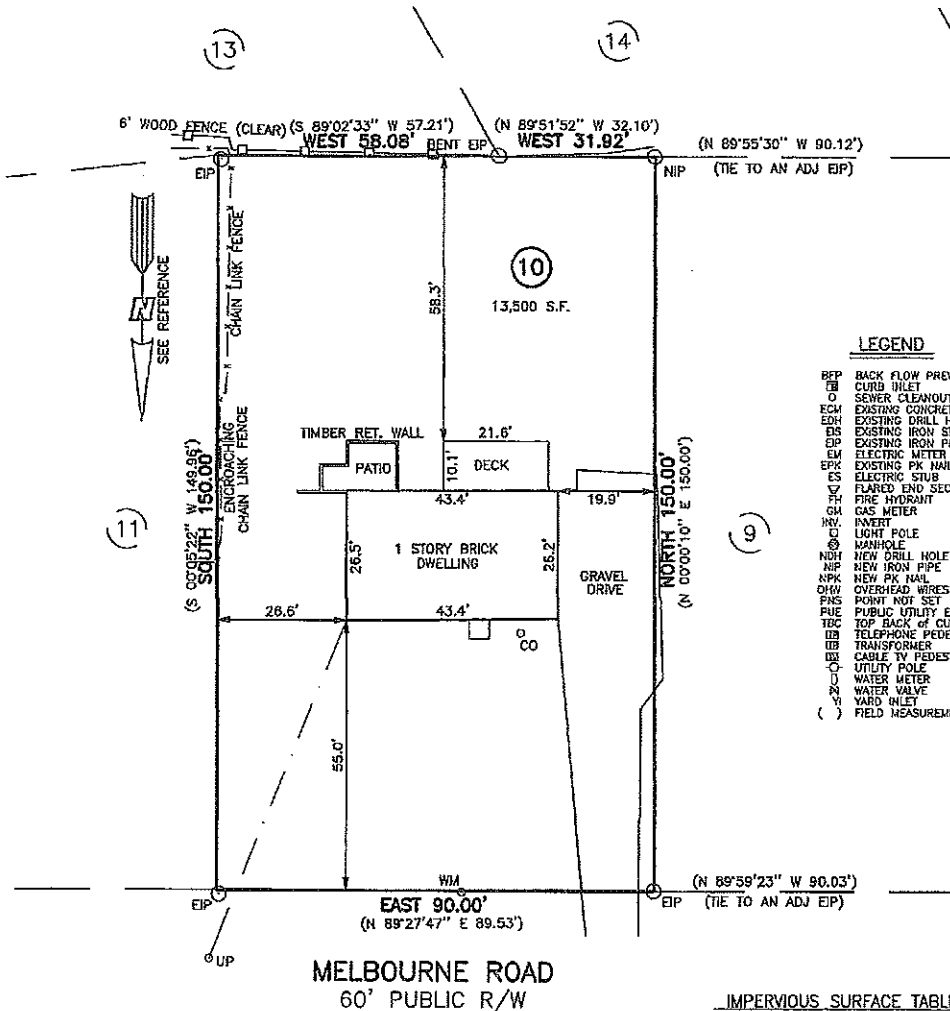
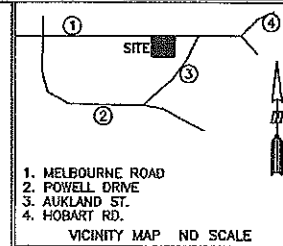
OFFICE USE ONLY	
<p>Nature of variance request (Submit addendum on separate sheet, if more space is needed.) Encroach the 10' property setback by approximately 2.7'... Desire to attach new carport to existing home with 12' concrete pad plus 6x6 support posts. The attached carport overall appearance and value will look more consistent and beneficial to neighborhood as opposed to a detached accessory structure to 5' of property line. Attaching the carport will also assist with eliminating storm water infiltration of basement.</p>	Transaction Number
<p>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</p>	

GENERAL INFORMATION		
Property Address 5109 Melbourne Road Raleigh, NC 27606		Date 05/10/2016
Property PIN 0783576985	Current Zoning R-4	
Nearest Intersection Aukland / Melbourne		Property size (in acres) .31
Property Owner Shawn Lorden Sharon Lorden	Phone 919-819-0575	Fax
	Email slorden@nc.rr.com	
Project Contact Person Shawn Lorden	Phone 919-819-0575	Fax
	Email slorden@nc.rr.com	
Property Owner Signature <i>Shawn Lorden</i>	Email slorden@nc.rr.com	
Notary Sworn and subscribed before me this <u>10th</u> day of <u>May</u> , 2016	Notary Signature and Seal <i>Jennifer Foell</i>	



It is improper to contact any member of the Board of Adjustment prior to the disposition of a case to discuss the merits of a variance application. A variance application will not be considered complete until all required submittal components listed on the Variance Checklist have been received and approved.

SURVEY FOR
SHAWN & SHARON LORDEN
 5109 MELBOURNE ROAD
 LOT 10, BLOCK 5, CARDINAL HILLS
 RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA



LEGEND

- BFP BACK FLOW PREVENTER
- CB CURB INLET
- SEWER CLEANOUT
- ECM EXISTING CONCRETE MONUMENT
- EDH EXISTING DRILL HOLE
- ES EXISTING IRON STAKE
- EP EXISTING IRON PIPE
- EM ELECTRIC METER
- EPK EXISTING PK NAIL
- ES EXISTING STUB
- FL FLARED END SECTION
- PH FIRE HYDRANT
- GM GAS METER
- INW INVERT
- UP LIGHT POLE
- MANHOLE
- NDH NEW DRILL HOLE
- NIP NEW IRON PIPE
- NPK NEW PK NAIL
- OHW OVERHEAD WIRES
- PNS POINT NOT SET
- PUE PUBLIC UTILITY EASEMENT
- TBC TOP BACK OF CURB
- TP TELEPHONE PEDESTAL
- TR TRANSFORMER
- CTV CABLE TV PEDESTAL
- UTILITY POLE
- W WATER METER
- WV WATER VALVE
- YI YARD INLET
- () FIELD MEASUREMENT

IMPERVIOUS SURFACE TABLE

HOUSE.....	1,143 S.F.
PATIO.....	119 S.F.
WALK & DRIVE.....	1,481 S.F.
DECK/STOOP.....	235 S.F.
TOTAL IMPERVIOUS.....	2,978 S.F.

REFERENCES:

B.M. 1957, PG. 47
 D.B. 15556 PG. 1601



SCALE: 1" = 30'

NOTES

1. NOT FOR RECORDING IN MAP BOOKS.
2. THIS SURVEY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS

WAKE COUNTY, NORTH CAROLINA

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM PUBLIC SOURCES REFERENCED; THAT THE RATIO OF PRECISION IS 1/10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

CHARLES R. PIRATZKY, P.L.S.
 L-2813

5-3-14
 DATE



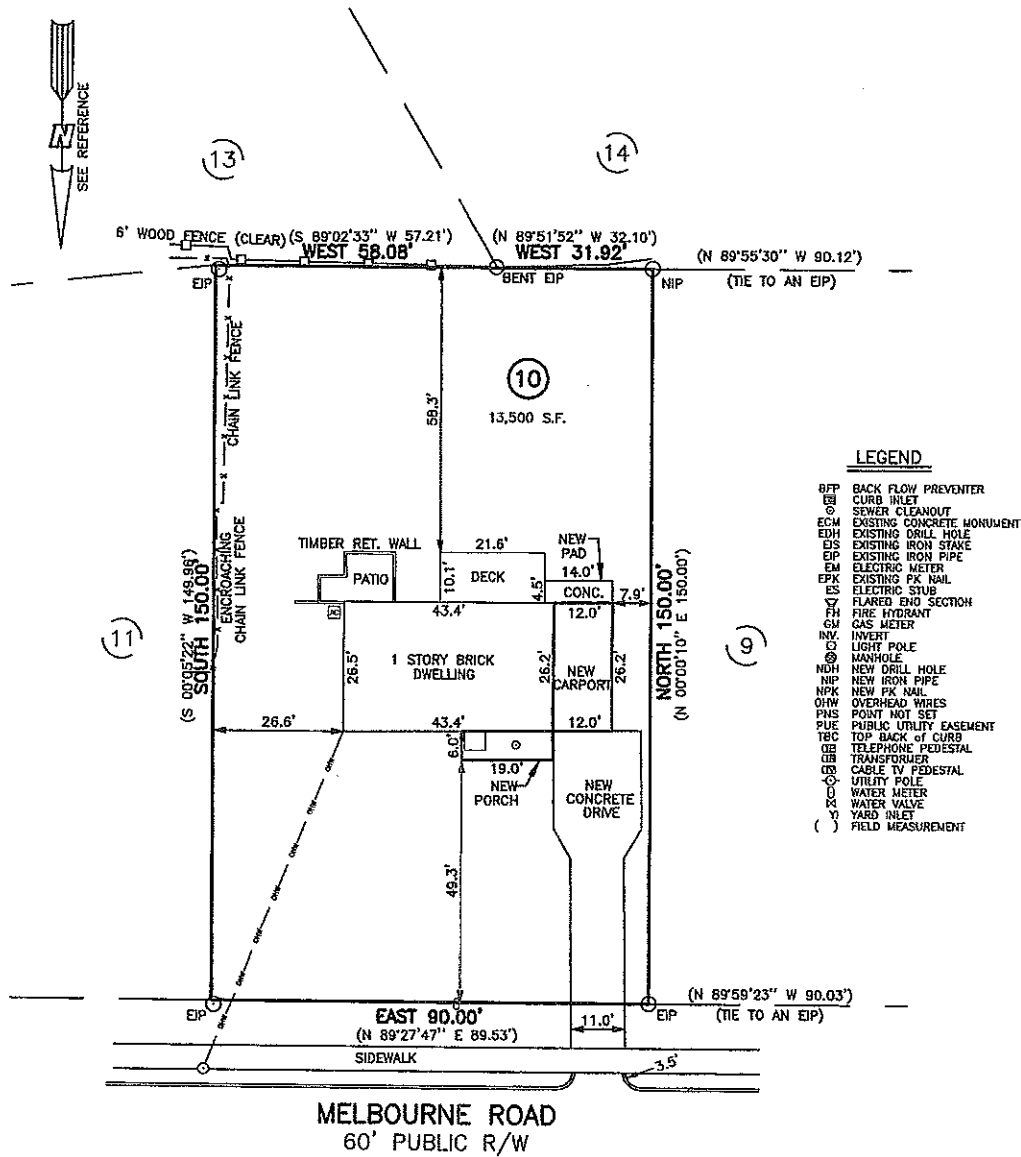
DATE: 4-27-2016

F.B. _____

RWK, PA

engineering ~ surveying
 Corporate License: C-1771
 101 W. Main St., Suite 202
 Garner, NC 27529
 Phone (919) 779-4854
 Fax (919) 779-4056

PLOT PLAN FOR
 SHAWN & SHARON LORDEN
 5109 MELBOURNE ROAD
 LOT 10, BLOCK 5, CARDINAL HILLS
 RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

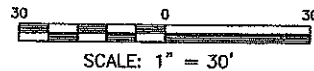


PROPOSED IMPERVIOUS SURFACE TABLE

HOUSE W/ CARPORT.....	1,470 S.F.
PATIO.....	119 S.F.
DRIVE.....	780 S.F.
PORCH.....	120 S.F.
DECK W/CONCRETE PAD.....	305 S.F.
TOTAL IMPERVIOUS.....	2,794 S.F.

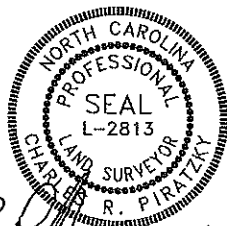
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3. THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.
4. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.



CHARLES R. PIRATZKY, P.L.S.
 L-2813

DATE

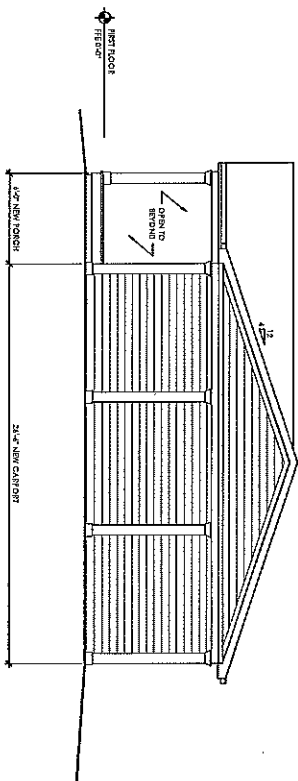
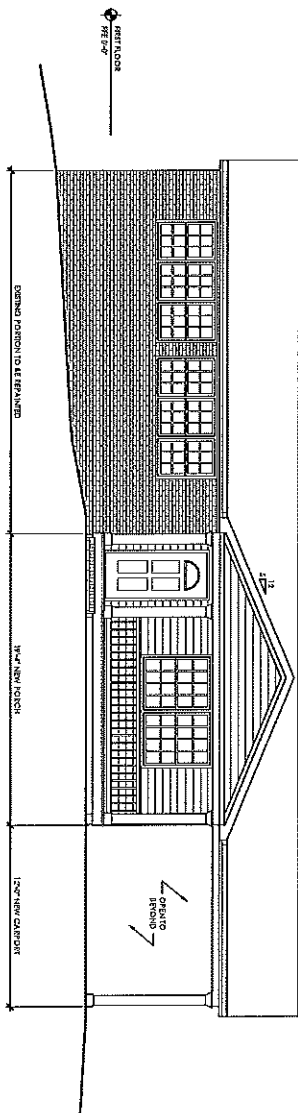
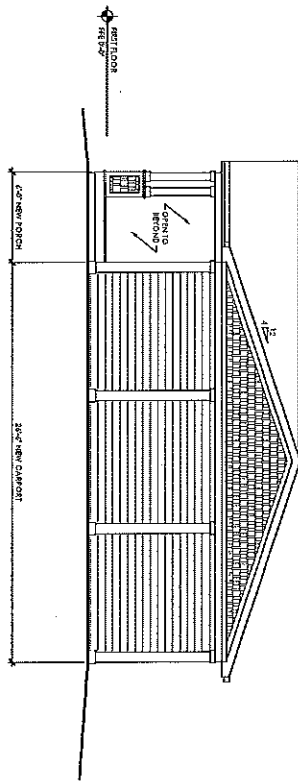
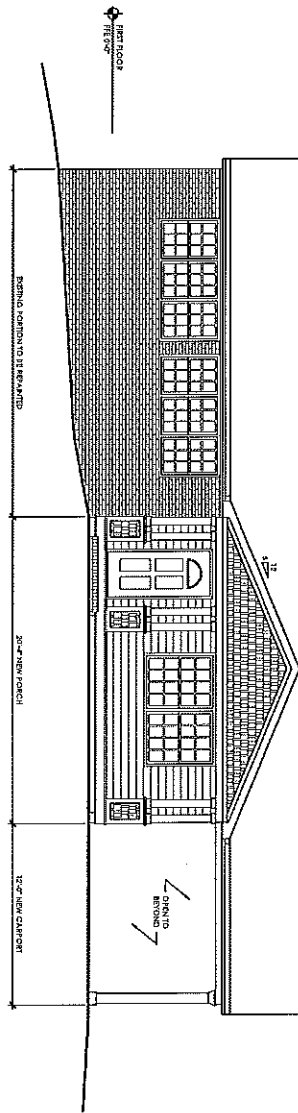
PLOT PLAN
 PRELIMINARY PLAT- NOT FOR RECORDATION,
 CONVEYANCE OR SALES

DATE: MAY 11, 2016

REV CODE: 1.FLIP, 2.PLAN, 3.ROTATE, 4.MOVE, 5.SS
 6.SEVERAL OF ABOVE, 7.LAND FEATURE, 8. OTHER

Q:\FieldLoc\cdhls10f.txt

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 Fax (919) 779-4056




[Home](#)

Wake County Real Estate Data Account Summary

[iMaps](#)
[Tax Bills](#)
Real Estate ID **0053071** PIN # **0783576985**
[Account Search](#)

Location Address

Property Description

5109 MELBOURNE RD**LO10 & HOUSE CARDINAL HLS BL5**
[Pin/Parcel History](#) [Search Results](#) [New Search](#)
[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Property Owner LORDEN, SHARON & SHAWN (Use the Deeds link to view any additional owners)		Owner's Mailing Address 5115 MELBOURNE RD RALEIGH NC 27606-1747	Property Location Address 5109 MELBOURNE RD RALEIGH NC 27606-1747
Administrative Data Old Map # 548-00000-0154 Map/Scale 0783 07 VCS 01RA721 City RALEIGH Fire District Township RALEIGH Land Class R-<10-HS ETJ RA Spec Dist(s) Zoning R-4 History ID 1 History ID 2 Acreage .31 Permit Date 12/31/2001 Permit # 0000050371		Transfer Information Deed Date 1/14/2014 Book & Page 15556 1601 Revenue Stamps 240.00 Pkg Sale Date 1/14/2014 Pkg Sale Price \$120,000 Land Sale Date Land Sale Price Improvement Summary Total Units 1 Recycle Units 1 Apt/SC Sqft Heated Area 1,229	Assessed Value Land Value Assessed \$90,000 Bldg. Value Assessed \$88,081 Tax Relief Land Use Value Use Value Deferment Historic Deferment Total Deferred Value Use/Hist/Tax Relief Assessed Total Value \$178,081 Assessed*

*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

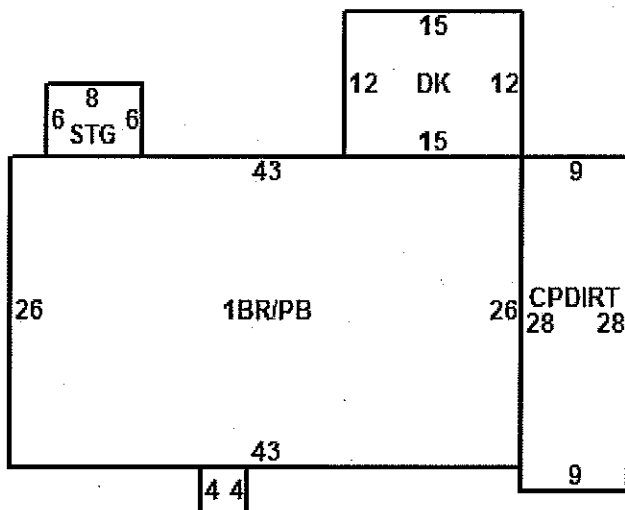
For questions regarding the information displayed on this site, please contact the Revenue Department at RevHelp@wakegov.com or call 919-856-5400.

Real Estate ID **0053071**PIN # **0783576985**Account
SearchLocation Address
5109 MELBOURNE RDProperty Description
LO10 & HOUSE CARDINAL HLS BL5[Pin/Parcel History](#) [Search Results](#) [New Search](#)[Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)

Building Location Address		Building Description	Card 01 Of 01	
5109 MELBOURNE RD		01RA721		
Bldg Type	01 Single Family	Year Blt 1958 Eff. Year 1970	Base Bldg Value	\$121,574
Units	1	Addns Remod	Grade	C+05 105%
Heated Area	1,229	Int. Adjust.	Cond %	B 69%
Story Height	1 Story	BSMT-20% Partly Fini	Market Adj.	
Style	Conventional		Market Adj.	
Basement	50% Partial Bas		Accrued %	69%
Exterior	Brick	Other Features	Incomplete Code	
Const Type			Card 01 Value	\$88,081
Heating	Central		All Other Cards	
Air Cond	Central		Land Value Assessed	\$90,000
Plumbing	1.5 BATH		Total Value Assessed	\$178,081

Main and Addition Summary					Other Improvements				
Story	Type	Code	Area	Inc	Units	DesItem	Code	Year %ADJ Inc	Value
M	1	BR/PB	1118		1	SF SHED	REF 1976 20		0
A		STG	48	X	1	SF SHED	REF 1976 20		0
B		DK	180	@					
C			16	#					
D		CPDIRT	252	W-					
E									
F									
G									
H									

Building Sketch

Photograph
12/16/2011

0053071 12/16/2011